

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PANEL MEETING HELD AT SUTHERLAND SHIRE COUNCIL ON THURSDAY 12 AUGUST 2010 AT 12:30 PM

PRESENT:

John Roseth	Chair
David Furlong	Member
Mary-Lynne Taylor	Member
Phil Blight	Member
Peter Wells	Member

IN ATTENDANCE

John Brunton	Director – Environmental Services
Peter Barber	Manager – Coastal Assessment Team
Chris Greig	Advisor – Coastal Project Team
Brad Harris	Environmental Assessment Officer – Planner
Colleen Baker	Joint Regional Planning Panel Coordinator

APOLOGY:

The meeting commenced at 12.35 pm.

1. Declarations of Interest - Nil

2. Business Items

ITEM 1 - 2010SYE029 Sutherland DA No. 10/0442 – Demolition of Existing Building, Construction of a New Residential Flat Building; 12 McDonald Street, Cronulla

3. Public Submissions -

Maikel Annalee	addressed the Panel against the item
John Brunton (on behalf of Sutherland Shire Council)	addressed the Panel against the item
Lindsay Fletcher and Cameron Jones (on behalf of the Applicant)	addressed the Panel in favour of the item

4. Business Item Recommendations

2010SYE029 Sutherland DA No. 10/0442 – Demolition of Existing Building, Construction of a New Residential Flat Building; 12 McDonald Street, Cronulla

1. The Panel has, by a majority of 3:2 (for John Roseth, Mary-Lynne Taylor and David Furlong, against Phil Blight and Peter Wells) reached a decision to accept the planning report's recommendation to approve the application for the reasons listed in the report.
2. The approval is subject to the conditions recommended in the report, except for a small alteration to Condition 9(d) that would allow for a narrow paved strip for the cleaning of the window next to the required planter box.
3. Phil Blight would not approve the development due to the site being significantly smaller in lot size and width than stipulated in Sutherland Shire Local Environmental Plan 2006 and that this could be changed with site amalgamation. The small lot size results in major non-compliances in landscaping and lack of deep soil planting; setbacks; site coverage; and common open space. An approval would set a precedent against future site amalgamations in the area.
4. Peter Wells would approve the application subject to the removal of two car spaces and the maximum consequential increase in deep soil landscaped area. While concerned about the missed opportunity for site amalgamation and 6-storey presentation, he felt that these concerns were not determinative.
5. The Panel has considered the Council's submission that the application should be refused because of its non-compliance with the height and landscaped area controls. Those members who voted to approve the application have accepted the non-compliance with the height control because the additional height has only minor impact. They have accepted the non-compliance with the landscaped area control because the apparent landscaped area (ie landscaped area in soil above the basement) is 47%. Those members consider that the deletion of two car spaces would result in only a minor increase in deep soil landscaping.

MOTION CARRIED

The meeting concluded at 2.30 pm.

Endorsed by



John Roseth
Chair, Sydney East Region Planning Panel
18 August 2010